

BUILDING DEVELOPMENT COMMISSION

Minutes of June 16, 2020 Meeting

Chair, Aaron Moody, opened the Building Development Commission (BDC) meeting at 3:03 p.m. on Tuesday, June 16, 2020.

Present: Aaron Moody, Michael Stephenson, Vince Busby, Zeke Acosta, Rodney Kiser, Tom Brasse, Melanie Coyne, Paul Stefano, Elizabeth Frere, Terry Knotts, and Glenn Berry

Absent: Brandon Brown, Andrew Kennedy, and John Taylor

1. BDC MINUTES FROM THE MEETING OF MAY 19, 2020 WERE UNANIMOUSLY APPROVED.

2. PUBLIC ATTENDEE ISSUES

No public attendee issues.

3. EXPIRED PERMITS

Patrick Granson discussed the first expired permits meeting, saying that it went very well. The meeting covered why we are looking at this issue, why we are having this issue and have tracked it back to 2017. We wanted to see what the stats in volumne were in expired permits. We've been trying to track this and understand the details. One of the things we want to understand is when does an expired permit occur. We use the 6/12 month rule. The six month rule is the way a permit is issued in our department and validated when there is no activity. The other is the 12 month period when we have had no inspections within a 12 month period. From our discussion the key information we captured was that 10% of permits issued in 2017 had expired. Within that 10% 3-4% were no activity meaning they did not contact us within that six month period. The remainder was 12 month no interaction expired permits. We looked at Commercial and Residential permits separately and broke each into trade categories and determined a 5% baseline for the Department. It was interesting to learn on the Residential side 40% of expired permits were from homeowners acting as contractors. Knowledge and notification is important so we are moving forward with getting a GIS link to the system to reflect if the property has an expired permit. Notification to the property owner and contractor notifications is important to us and needs more work on our side. Technology development is needed and will begin soon to get this underway. We currently send the 5 & 11 month letters out to the contractors to let them know they need to take appropriate action. When talking with our County Attorney to possibly have a consultation with the contractor when they have a certain number of permits expire. We will be looking at this in more detail moving forward. The first task for the group is to get the GIS link underway, hopefully to be completed by the end of July then we will schedule our next meeting and talk about our next contractor strategies.

4. BVD WORK

Patrick discussed the BVD work the group participated in on June 1st. He described the group discussion as excellent. Patrick gave a short history of the BVD table which started back in 2000, to understand permit value and cost to ensure everyone was treated equal and fairly during the permitting process. Historically the BVD table is reviewed every two years. Melanie Sellers has now taken this on. She did a tremendous amount of work from in gathering data on the average cost and square footage for years 2013, 2015, and 2018 all factor driven. During our meeting we walked through the tables presented by Mrs. Sellers. Tables were delineated either being Commercial or Residential. This took a tremendous amount of time. Our next meeting is scheduled for June 23rd, and we will weigh in on affordable housing during this meeting. We will also look at renovation and rehab projects and discuss if they hold the same value as they once did. We will be looking at residential permitting as a whole. One of the drivers of this is the allocation of overhead we have taken on will continue to take on in the FY22 budget. I want to acknowledge David and Melanie's hard work. Meeting minutes from the BVD meeting will be distributed tomorrow June 17th.

5. NACO AWARD

Shannon Clubb shared that the Department submitted two applications for NACO awards. NACO celebrates the achievement for innovation. One application submitted was recognizing our Code Academy that has been overhauled to provide better service and training. The submission is categorized under Personnel Employment and Training. The second submission deals with the overhaul of the inspection team, categorized under County Administration. This includes the residential multi-trades team, the special projects team and the live remote inspections pilot; being part of COVID-19 to provide the same level of service we provided before the pandemic. I am happy to report that both submissions were recognized, and we have received two NACO innovation awards this year. Patrick thanked Shannon for her hard work with the submissions. Patrick also thanked all the units for the exquisite work and training that has obviously been reflected in our daily work.

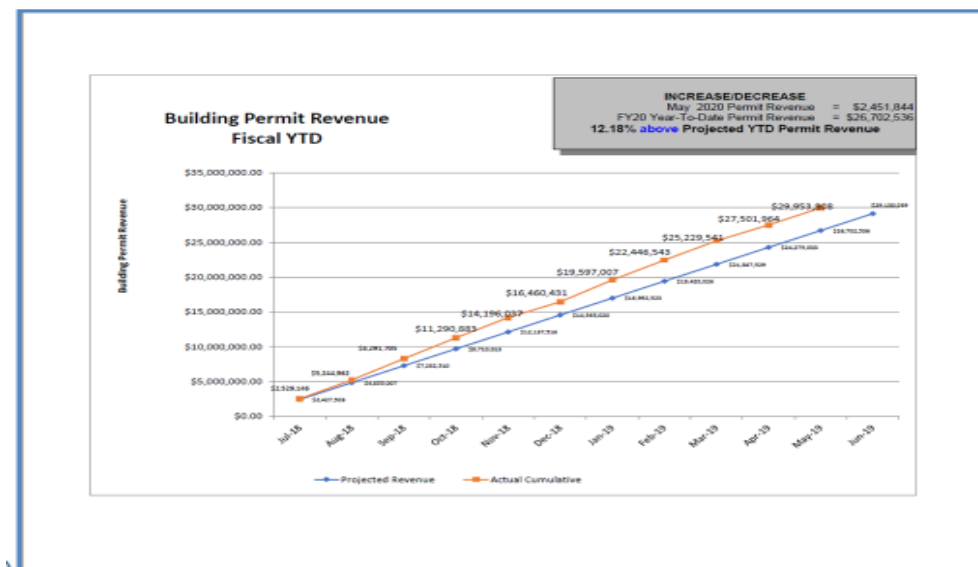
6. RNC UPDATE

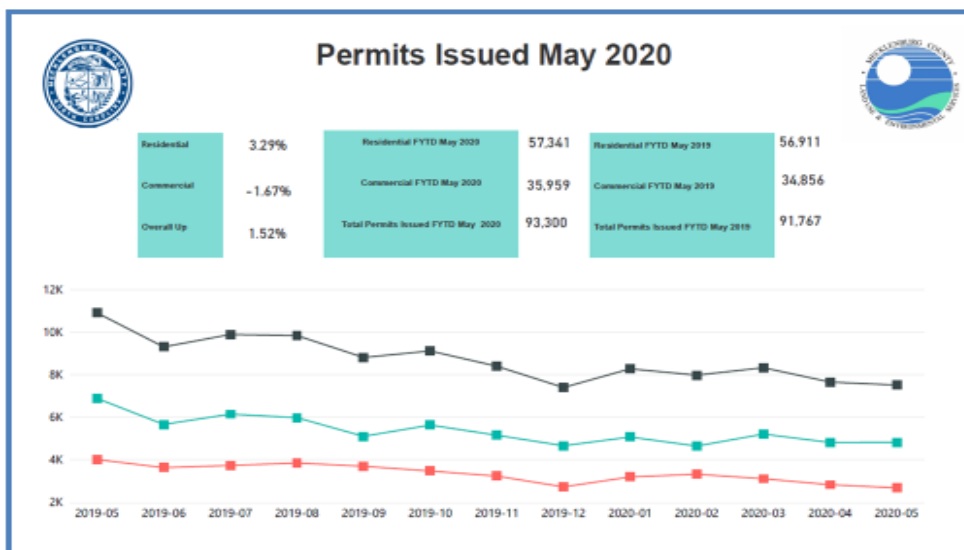
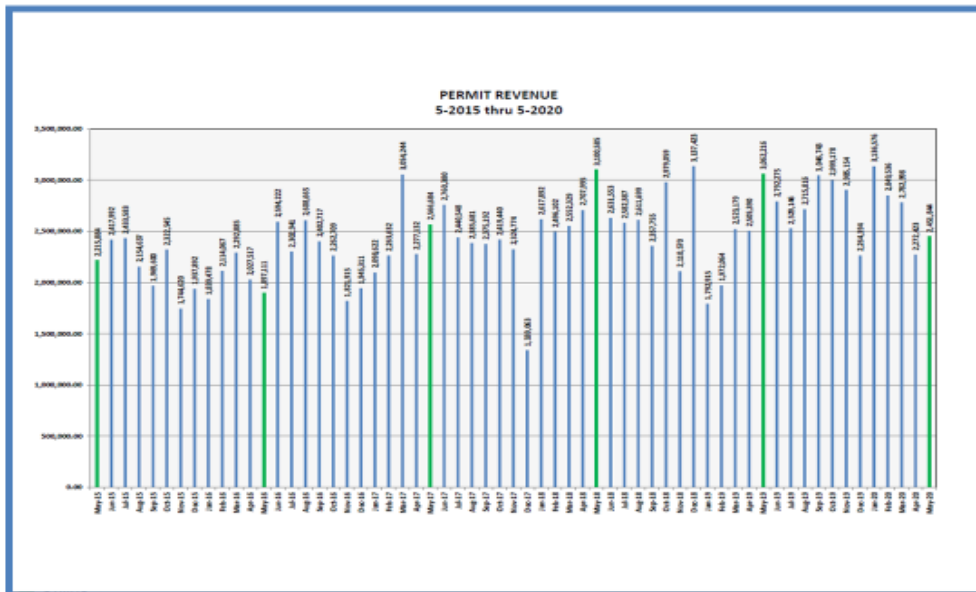
Patrick shared we were ramped up and had been working very hard with a large group of people, but as you know they have changed the venue to Jacksonville. We have some wrap-up items. The scale has been reduced. Now there will only be about 300 delegates in town. The venues may have been shifted and we are still working out those details.

7. JUNK/ABANDONED CAR ORDINANCE

We have been working on this ordinance. This has gone to Melanie Sellers and Scott Westbrook. We have made some minor modifications to the ordinance so it will be more in line with the City of Charlotte to include language and the process steps. The ordinance has not been modified in many years. We wanted to make you aware of the change to the ordinance which will be going before the Board of County Commissioners.

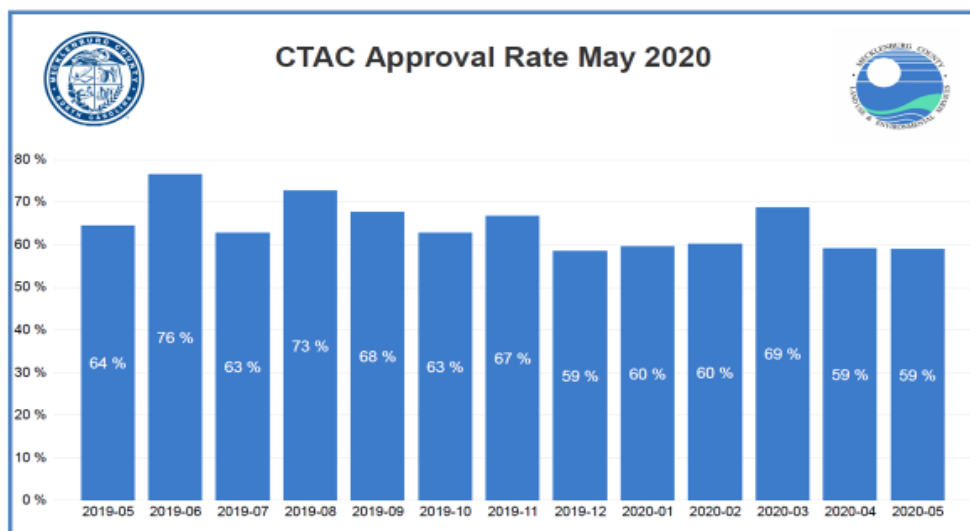
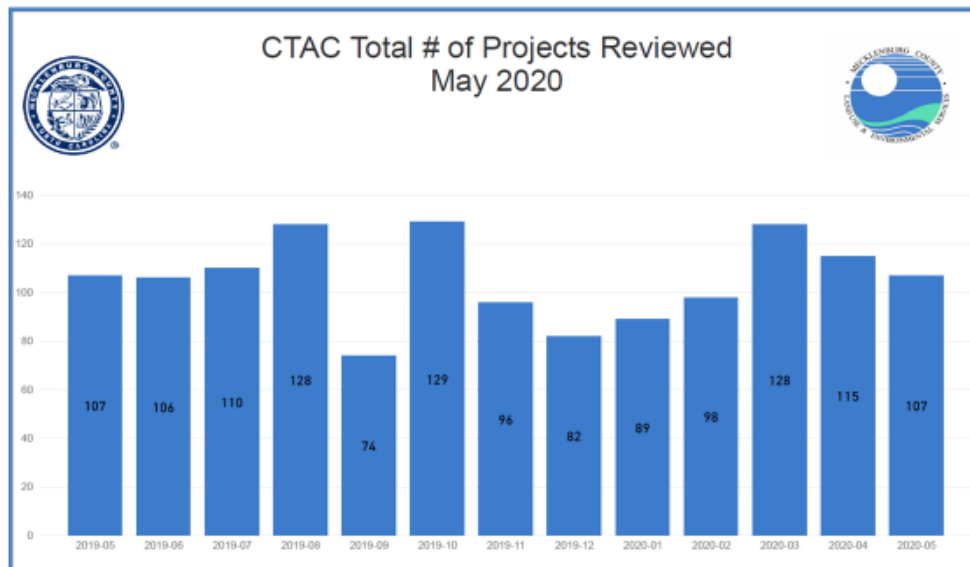
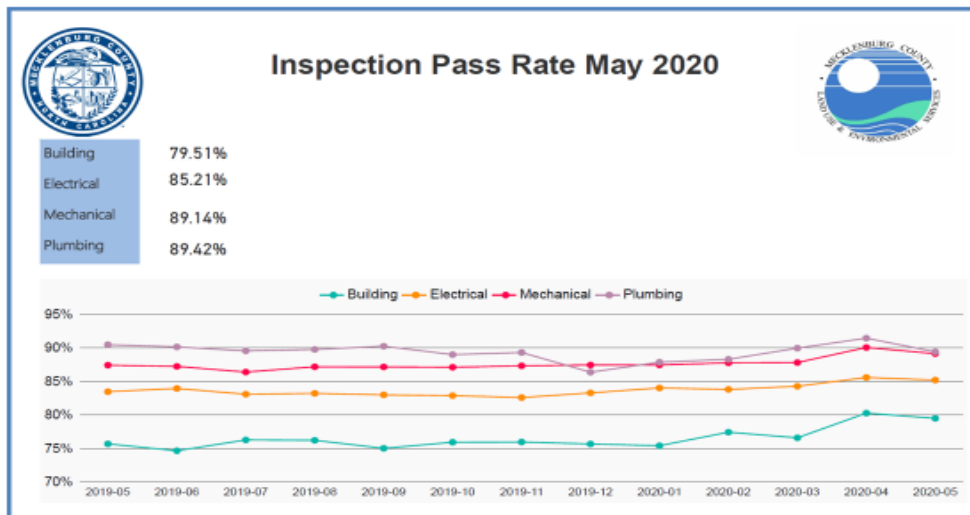
8. JUNE MONTHLY STATISTICS

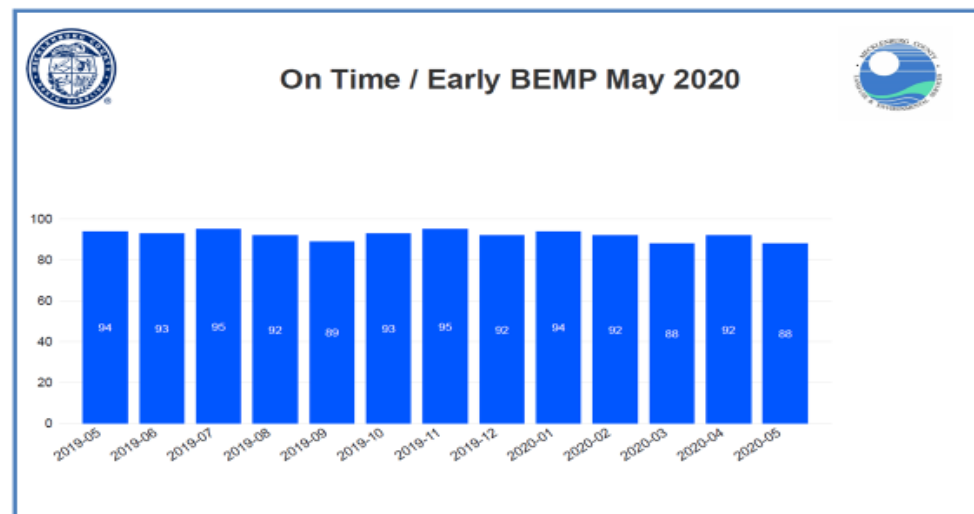
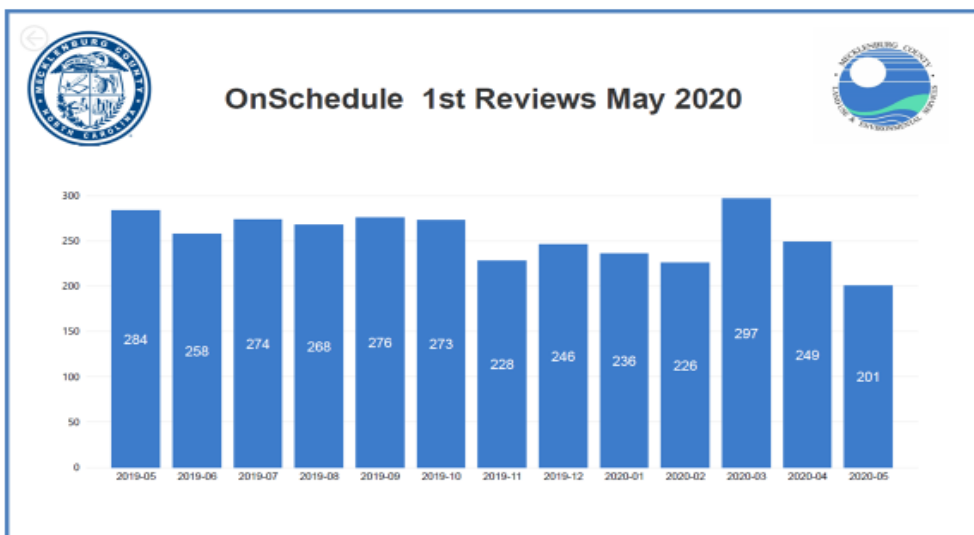
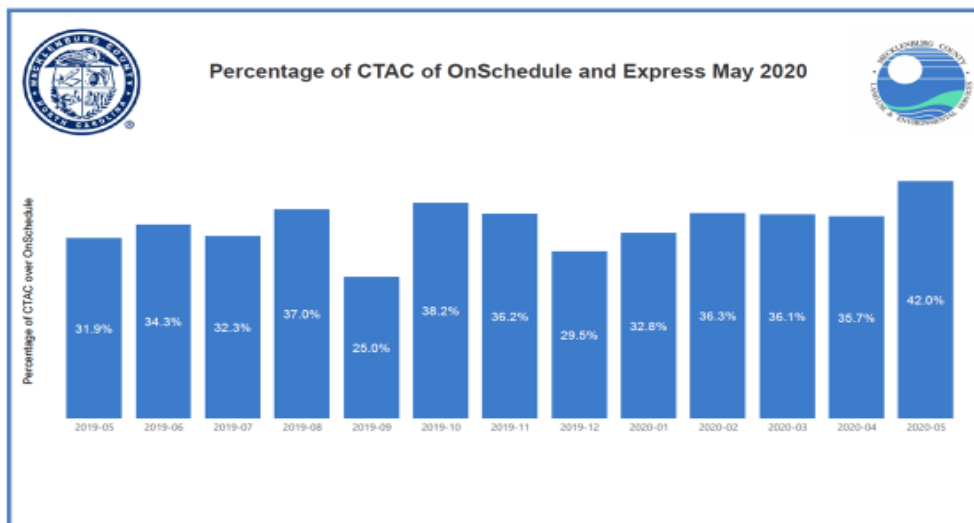


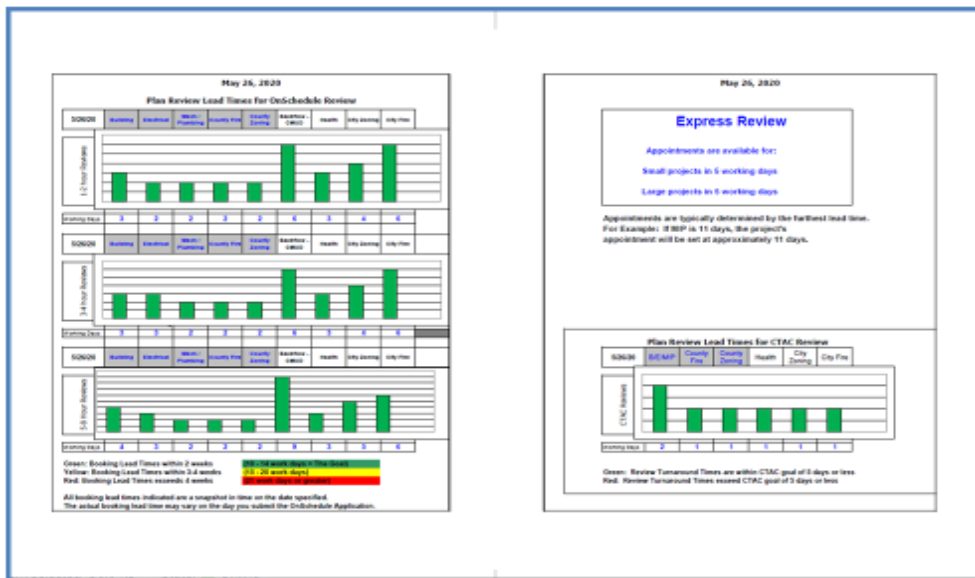


IRT – INSPECTION RESPONSE TIME MAY 2020

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	APR	MAY	APR	MAY	APR	MAY	APR	MAY
Bldg	91.3	90.3	98.8	98.8	99.8	99.6	1.11	1.17
Elec.	92.5	91.9	99.8	99.7	100.0	100.0	1.07	1.08
Mech.	91.9	92.1	99.7	99.7	100.0	100.0	1.08	1.08
Plbg.	94.8	93.9	99.7	99.7	100.0	100.0	1.05	1.06
Total	92.4	91.7	99.4	99.4	99.9	99.9	1.08	1.10







FIRE MARSHAL'S OFFICE - MAY 2020 MONTHLY STATISTICS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
90	71	86	60	88									Inspections Performed
109	108	138	111	82									Plan Reviews Performed
620	545	541	93	215									Recurring Fire Inspections
16	13	12	11	3									Public Education
23	27	20	23	29									Fire/Other Incident Investigations

9. The Building Development Meeting of June 16, 2020 adjourned at 3:55 p.m. The next meeting of the BDC will be held on July 21, 2020 at 3:00 p.m. through WebEx.